

What is claimed is:

- (1) A system for managing future real estate agreements comprising:
a database for storing information regarding at least one future real estate agreements;
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at least one computer system that is communicatively coupled to the database and that is adapted to detect an event relating to an obligation under one the at least one future real estate agreements.
- 10 (2) The system of claim 1 wherein the events comprise real estate transactions.
- (3) The system of claim 2 wherein at least one computer system is communicatively coupled to a realty data source which provides data regarding the real estate transactions.
- 15 (4) The system of claim 3 wherein the at least one computer system is communicatively coupled to an MLS system which provides data regarding property listings.
- (5) The system of claim 1 wherein the future real estate agreements comprise future listing agreements.
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- (6) The system of claim 1 wherein the future real estate agreements comprise agreements for representation in the purchase of a new home.
- (7) The system of claim 1 wherein the future real estate agreements comprise agreements for
25 mortgage services.
- (8) The system of claim 1 wherein the future real estate agreements comprise agreements for title services.
- 30 (9) The system of claim 1 wherein the future real estate agreements comprise agreements for home owner's insurance services.

(10) The system of claim 1 wherein the at least one computer system is further adapted to generate electronic notifications to affected parties regarding obligations that have become due.

5 (11) The system of claim 1 wherein the at least one computer system comprises an n-tier software platform that provides operational control of the system.

(12) The system of claim 11 wherein the software platform comprises a presentation tier, a middleware tier and a database tier.

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(13) The system of claim 12 wherein the middleware tier is implemented on at least one server machine.

(14) The system of claim 13 wherein the presentation tier is implemented on a client computer
15 which is communicatively coupled to the at least one server machine through the Internet.

(15) The system of claim 13 wherein the database tier is implemented on a database server which is communicatively coupled to the at least one server machine through a local area network.

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(16) The system of claim 1 wherein the at least one computer system comprises an input device that is adapted to receive information regarding the electronic records.

(17) The system of claim 16 wherein the input device comprises a scanner.

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(18) The system of claim 1 wherein the at least one computer system comprises an output device that is adapted to display output information from the at least one computer system.

(19) The system of claim 18 wherein the output device comprises a printer for printing
30 notifications to affected parties regarding obligations that have become due.

(20) The system of claim 1 wherein the database comprises a multidimensional relational database.

5 (21) The system of claim 1 wherein the at least one computer system is further adapted to create the electronic records and store the created electronic records in the relational database.

(22) A computerized method for managing future real estate agreements comprising:
creating an electronic records describing future real estate agreements;
storing the electronic records in a relational database; and
10 monitoring real estate transactions to detect when an obligation under a future real estate agreement has or may become due.

(23) The computerized method of claim 22 further comprising:
notifying affected parties regarding obligations that have become due.

15 (24) The computerized method of claim 23 further comprising:
facilitating payment to a participant resulting from a fulfilled obligation under a future real estate agreement.

20 (25) The computerized method of claim 22 wherein monitoring real estate transactions comprises comparing data regarding the real estate transactions to the electronic records.

(26) The computerized method of claim 25 wherein the data regarding the real estate transactions is obtained from an MLS system.

25 (27) The computerized method of claim 25 wherein the data regarding the real estate transaction is obtained from an Internet database.

(28) The computerized method of claim 25 wherein the data regarding the real estate
30 transactions is obtained from a lien database.

(29) The computerized method of claim 25 wherein the data regarding the real estate transactions is obtained from a real estate provider database.

(30) A computer-readable medium having computer-executable instructions for performing a method for managing future real estate agreements, the method comprising:
creating an electronic record describing a future real estate agreement;
storing the electronic record in a relational database; and
monitoring real estate transactions to detect when an obligation under the future real estate agreement has or may become due.

(31) The computer-readable medium of claim 30, wherein the method further comprises notifying affected parties regarding obligations that have become due.

(32) The computer-readable medium of claim 31, wherein the method further comprises facilitating payment to a participant resulting from a fulfilled obligation under a future real estate agreement.

(33) The computer-readable medium of claim 30, wherein the method further comprises monitoring real estate transactions comprises comparing data regarding the real estate transactions to the electronic records.

(34) A method for creating and managing future real estate agreements comprising the steps of:
storing records of future real estate agreements; and
monitoring transactions to detect when an obligation under a future real estate agreement has or may become due.

(35) The method of claim 34 further comprising the step of:
notifying affected parties of the obligations that have become due under the future real estate agreements.

- (36) The method of claim 35 further comprising the step of:
facilitating payment to a participant resulting from a fulfilled obligation under a future
real estate agreement.
- 5 (37) The method of claim 35 further comprising the step of:
creating a record of the future real estate agreement.
- (38) The method of claim 35 wherein the records are stored in a relational database.
- 10 (39) The method of claim 38 wherein the step of monitoring real estate transactions includes
comparing data describing the real estate transactions to the records stored in the relational
database.
- (40) The method of claim 35 wherein the future real estate agreements comprise future listing
15 agreements.
- (41) The method of claim 35 wherein the future real estate agreements comprise agreements
for representation in the purchase of a new home.
- 20 (42) The method of claim 35 wherein the future real estate agreements comprise agreements
for mortgage services.
- (43) The method of claim 35 wherein the future real estate agreements comprise agreements
for title services.
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- (44) The system of claim 35 wherein the future real estate agreements comprise agreements
for home owner's insurance services.
- (45) The method of claim 35 further comprising the step of:
30 providing a financial incentive to a party to enter into the future real estate agreement.

(46) The method of claim 45 wherein the financial incentive comprises a reduction in closing costs relative to a purchase of real estate.

(47) The method of claim 45 wherein the incentive is provided to the party by a builder.

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(48) The method of claim 45 wherein the incentive is provided to the party by a title company.

(49) The method of claim 45 wherein the incentive comprises a reduction in costs relative to a mortgage.

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